

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED
December 13, 2013

The Board of Director's Meeting was called to order at 9:35 am in the Manager's office.

Directors Present: Don Bushell, Bruce Mackie, Lisa Portnoff and Richard Ramsey. Also attending: Alan Aegerter, Manager and 1 owner. Director David Lynch was able to join via conference call for only a few moments.

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Bruce Mackie to approve the minutes of the November 9, 2013. APPROVED by a 4-0 vote.

Emergency Generator discussion with Global Power

Mike Luna, Project Manager for Global Power, was invited to the meeting to answer questions regarding our emergency power generator. This equipment is on our roof and supplies electricity to our elevators, hallways, Lobby and domestic water pump during power outages. The Directors discussed the eventual need to replace this equipment, best-practices maintenance and options (including natural gas powered) for replacement. The Manager was asked to search for parts that are likely to be needed to store ourselves.

Financial Report: The January-December 2013 financial summary was provided by our Manager. We expect to be negative \$ 6,000 to budget for the year. Four items are linked to our being over budget: Uncollectable debt (\$11,657), unexpected higher workers compensation insurance (\$7,000 over budget), the CC&R project (\$3,000) and our water bill (\$14,488 over budget). The Manager limited purchases and special projects to close the budget gap. The Manager was asked to update the NuFlow project financials based upon the additional sewer main recently lined.

Parking fees for the 8 parking spaces the Association owns are currently \$75 per month. This rate has not changed in 9 years. MOTION by Don Bushell to increase the monthly parking fee to \$100 for all new space rentals (current space renters to be grandfathered at current rate). 2nd by Richard Ramsey. VOTE 4-0 Passed.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 49 for December. We experienced no water leaks since November 9th.

Remodels update: The following remodels are completed: 807, 808, 1003, 1503 and 1507
The following are in –work: 804, 1104, 1204, 1205 and 1509
There are 6 units on the approved, ready to start list and 4 on a waiting list.
Staff inspection policy for units undergoing a remodel was modified to include opening walls where practical to inspect Association pipes.

The NuFLow project for this season is planned to be:

| | |
|-----------------|------------------------|
| Completed | 04 bath (back-to-back) |
| Completed | 07 bath (back-to-back) |
| Completed | Sewer Mains |
| Jan. 6-24 | 09 master bath |
| Jan. 24-Feb. 14 | 09 guest bath |
| Feb. 17-Mar. 6 | 03 bath (back-to-back) |

The Manager will notify the owners two weeks prior to starting on their stack.

Our staff replaced 3 sections of the 09 stack wet bar drain pipe due to multiple leaks over the months. We had to open walls in 3 units to access and replace these pipes.

The building is having the exterior windows washed from December 9-18.

Committee Reports

Beach Club No report, however Teresa Abboud volunteered to be our representative.

Recreation No report.

L&R Richard Ramsey reported the L&R budget is tight and cost-cutting measures (reducing projects, changing cleaning methods, etc.) are in place. The Associations were notified not to trim any common area trees.

Facilities Richard Ramsey reported that the construction of an access ramp to the Beach Club is underway and should be completed by the end of the year.

Insurance No report.

Enforcement Richard Ramsey reported that the roads will be re-surfaced during January and February. The main sewer lines will be cleaned out during December to allow our contractor to send a camera through the system to check for damage.

Landscape No report.

Community Alliance Sharon Lapid reported this group wants to discuss the traffic light at our main entrance with the City. They are working towards a meeting with the City and Caltrans to develop a plan that will make this intersection safer for vehicles and pedestrians alike.

Unfinished Business

At the October meeting the Board adopted the rule change that read: “There will be an administrative fee of \$100 for each new owner and each new tenant move-in.” This was discussed at today’s meeting. MOTION by Lisa Portnoff to recall this rule, 2nd by Richard Ramsey VOTE 2-2 (Don Bushell and Bruce Mackie voting no), the motion did not pass. The Manager was asked to collect detailed information relating to costs associated with owner and tenant move-ins.

The next Board of Directors meeting will be Friday January 17th at 10:00 am in the Manager’s office.

There being no further business, the meeting was adjourned at 11:20 AM.